

2009:03
ZBA SITE WALK: CORBETT PROPERTY
JUNE 8, 2009
MEETING MINUTES
DRAFT

ATTENDANCE:

ZBA MEMBERS PRESENT: SUSAN SMITH, ACTING CHAIR; JENNIFER LERMER; TED TURCHAN AND DEBBIE WOOD

MEMBERS ABSENT: CHARLES GORDON

Susan Smith convened the meeting at 11:10 a.m. at the site of the Corbett property.

Dr. Corbett was present.

The site walk started at Walnut Avenue and followed the right side of the barn, along the boundary makers for lot #2.

Ms. Smith questioned the distance of the side survey boundary markers from the barn and paced it off. The distance was substantially less than the required 15 feet.

It was noted by Ms. Lerner that chickens and other fowl were present in the barn as the door at the end was open. Also observed by the members were penned in sheep and goats on the outside of the barn.

Dr. Corbett pointed out the pond that had been dug by the previous owner. He also pointed out the previous location of the tennis court and the gravel-filled in pool that had been on the property.

The members then proceeded into an open grassy area behind and to the right of the barn and according to Dr. Corbett this is where lot #2 would exist if the variance was granted.

Ms. Smith produced the plans submitted by Dr. Corbett for the board members to reference.

Dr. Corbett was asked by Ms. Smith about the 'triangle shape' piece of land on the plan and that he had referred to during the May ZBA meeting and he pointed to the area of wetlands marked by a plastic pink and black striped ribbons.

The members then walked down the 50 foot right of way also called the new wood road on the survey plans.

Noted by members were abandoned rusting farm equipment and blue plastic and white plastic tubs. Ms. Lerner noted that the white plastic tubs contained rock salt.

A mound of what appeared to be dirt was on the left side of the road. It contained white plastic beads similar to what is used in potting soil and also present was discarded plant pot containers. This mound was approximately 6-7 feet high and 9 feet wide.

A short distance away on the right side of the road was discarded metal barrels laying on their side. Ms. Smith noted, after rocking a barrel, that at least one of these barrels was partially filled with a unknown fluid.

Not too far distance from these barrels, around a bend in the road on the right, was two more mounds of dirt of approximately the same size. Asked by Ms. Smith what these mounds of dirt were Dr. Corbett said he didn't know and that they had to do with his son.

Wetland markers (plastic pink and black striped ribbon) were noted along the walk both to the right, following at difference distances from the stone wall and on the left designating wetland areas.

Proceeding along, the members were shown an area on the right filled with water that then proceeded to run across the road. The water was free flowing from a right to left direction.

Dr. Corbett pointed out test pits #3 and #4 on the left side of the road.

The members noted where the previous wood road rejoined the new wood road that they were walking.

At a naturally made fork in the road, the members took the right side of the fork, which would be a continuation of the wood road going towards the properties used by those abutters who harvested wood from their lots. Dr. Corbett pointed out the beginning of the Batchelder property. Pink ribbon boundary markers were noted.

Walking back, the members went to the fork in the road and proceeded up the left fork. Dr. Corbett explained that this was the direction to his back land and was the land in question that could be, at a future time, subdivided for conservation land. Again markers were noted by the members designating boundaries and wetland areas. The group walked through a much larger free flowing stream, again flowing from right to left.

Dr. Corbett showed the members the remains of trees that had been felled by beaver.

The members soon after this decided that they had viewed the property sufficiently and turned back towards the front of the property.

Emerging from the woods, and moving towards the grassy area Dr. Corbett pointed to an area on the further side of his house and told the members that that is where the leach field for his house (lot#1) was located.

Ms. Smith reminded Dr. Corbett about the questions that board had presented to him in writing and that would be addressed at the June meeting. One of the questions was the location of the septic system for lot #1, It needing to be delineated on the Cote survey maps.

The walk concluded and the meeting adjourned at 12:05 p.m..

Respectfully submitted,

Susan Halliday Smith
Acting Chair

Approved 8/25/09